

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2535 Wayne Trace & 2214 Roy Street, Fort Wayne, Indiana 46803 (Fort Wayne Anodizing)

WHEREAS, Petitioner has duly filed its petition dated March 22, 1994 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 7 permanent jobs for a total additional annual payroll of \$189,800, with the average new annual job salary being \$21,090; and

WHEREAS, the total estimated project cost is \$921,961; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one (1) year period.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on

1 Finance and shall also be referred to the Department of
2 Economic Development requesting a recommendation from
3 said department concerning the advisability of
4 designating the above designated area an "Economic
Revitalization Area";

5 (c) Common Council shall publish notice in accordance with
6 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
7 substance of this resolution and setting this designation
8 as an "Economic Revitalization Area" for public hearing;

9 (d) If this Resolution involves an area that has already been
10 designated an allocation area under I.C. 36-7-14-39, then
11 the Resolution shall be referred to the Fort Wayne
12 Redevelopment Commission and said designation as an
13 "Economic Revitalization Area" shall not be finally
14 approved unless said Commission adopts a Resolution
15 approving the petition.

16 **SECTION 3.** That, said designation of the hereinabove
17 described property as an "Economic Revitalization Area" shall apply
18 to both a deduction of the assessed value of real estate and
19 personal property for new manufacturing equipment.

20 **SECTION 4.** That, the estimate of the number of individuals
21 that will be employed or whose employment will be retained and the
22 estimate of the annual salaries of those individuals and the
23 estimate of the value of redevelopment or rehabilitation and the
24 estimate of the value of new manufacturing equipment, all contained
25 in Petitioner's Statement of Benefits, are reasonable and are
26 benefits that can be reasonably expected to result from the
27 proposed described redevelopment or rehabilitation and from the
28 installation of new manufacturing equipment.

29 **SECTION 5.** That, the current year approximate tax rates for
30 taxing units within the City would be:

31 (a) If the proposed development does not occur, the
32 approximate current year tax rates for this site would be

\$9.3184/\$100.

1 (b) If the proposed development does occur and no deduction
2 is granted, the approximate current year tax rate for the
3 site would be \$9.3184/\$100 (the change would be
4 negligible).

5 (c) If the proposed development occurs and a deduction
6 percentage of fifty percent (50%) is assumed, the
7 approximate current year tax rate for the site would be
8 \$9.3184/\$100 (the change would be negligible).

9 (d) If the proposed new manufacturing equipment is not
10 installed, the approximate current year tax rates for
11 this site would be \$9.3184/\$100.

12 (e) If the proposed new manufacturing equipment is installed
13 and no deduction is granted, the approximate current year
14 tax rate for the site would be \$9.3184/\$100 (the change
15 would be negligible).

16 (f) If the proposed new manufacturing equipment is installed
17 and a deduction percentage of eighty percent (80%) is
18 assumed, the approximate current year tax rate for the
19 site would be \$9.3184/\$100 (the change would be
20 negligible).

21 **SECTION 6.** That, this Resolution shall be subject to being
22 confirmed, modified and confirmed, or rescinded after public
23 hearing and receipt by Common Council of the above described
24 recommendations and resolution, if applicable.

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
26 determined that the deduction from the assessed value of the real
27 property shall be for a period of ten (10) years, and the deduction
28 from the assessed value of the new manufacturing equipment shall be
29 for a period of five (5) years.

30 **SECTION 8.** That, the benefits described in the Petitioner's
31 Statement of Benefits can be reasonably expected to result from the
32 project and are sufficient to justify the applicable deductions.

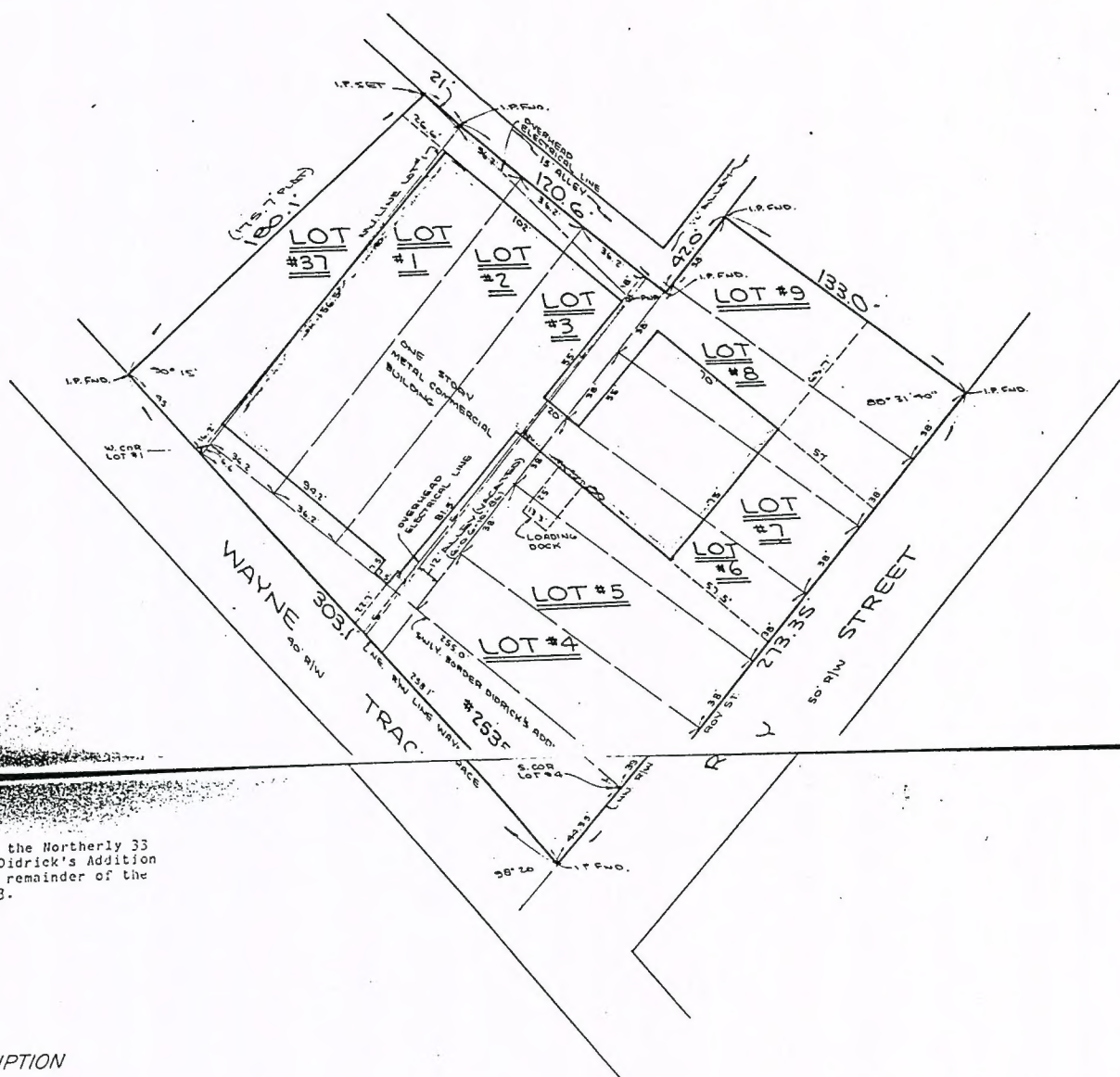
SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Clatus R Edmonds
Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Exhibit A



Lot #9, Lot #8 and the Northerly 33 feet of Lot #7 in Didrick's Addition is zoned R-2. The remainder of the parcel is zoned M-3.

LEGAL DESCRIPTION

Lot #1, #2, #3, #4, #5, #6, #7, #8, and #9 in Didrick's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Plat Record #6, page 99, in the Office of the Recorder of Allen County, Indiana, together with a vacated 12 foot alley lying East of and adjacent to Lot #3.

Together with Lot #37 in Schele's Homestead Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana,

Together with part of Lots #1, #2, #3, and #4, Missionary Outlots as recorded in Deed Record #104, page 329, lying Southwesterly of Didrick's Addition as recorded in Plat Book #6, page 99, in the Office of the Recorder of Allen County, Indiana, described in Circuit Court Order Book 31, page 525; TOGETHER with part of the Southeast Quarter of Section 7, Township 30 North, Range 13 East, Allen County, Indiana, lying Southwesterly of the aforesaid Plat of Missionary Outlots and Northeasterly of the Northeasterly right-of-way line of Wayne Trace as established 40 feet wide and centered on the existing 26 foot pavement; ALL TOGETHER by metes and bounds described as follows, to-wit:

Commencing at the South corner of Lot #4 Didrick's Addition; thence Southwesterly on the Northwesterly line of Roy Street, a distance of 44.35 feet to the Northeast right-of-way line of Wayne Trace; thence Northwesterly by a deflection right of 98 degrees 20 minutes on the line aforesaid, a distance of 258.1 feet to a point on the projection Southwesterly of the Northwest line of said Didrick's Addition; thence Northeasterly on the line aforesaid, a distance of 6.6 feet to the West corner as established, of Lot #1 Didrick's Addition; thence Southeasterly along the Southwesterly border of said Didrick's Addition, a distance of 255.0 feet to the point of beginning, containing 6490 square feet.

The above described real estate contains 1.48 total acres.

NOTE: According to the Flood Insurance Rate Map (FIRM) number 18003C0280 D, dated Sept. 28, 1990, the herein described real estate is located in Zone "X", and is not in a flood hazard area.

DONOVAN ENGINEERING
2030 INWOOD DR.
EXECUTIVE PARK.
FORT WAYNE, IN.
(219) 421-7418



CERTIFICATION

The undersigned Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described herein. Measurements were made and corners perpetuated as shown in accordance with the true and established lines of property described and also in conformity with the records of the Office of the Recorder of Allen County, Indiana. No encroachments existed except as noted on said survey.



Gregory L Roberts

CERTIFICATE OF SURVEY		
*1535 WAYNE TRACE FORT WAYNE INDIANA	1"=40'	CSR 2-4-91
FORT WAYNE ANODIZING CORP.		

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____, title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-26-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Natasha Estep, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne,

Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____
(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. Q-21-94
on the 26th day of April, 1994

ATTEST:

(SEAL)

Sandra E. Kennedy

Don J. Schmitter

SANDRA E. KENNEDY, CITY CLERK
Natasha Estep, Deputy Clerk

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on

the 27th day of April, 1994,
at the hour of 3:00 o'clock P., M., E.S.T.

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK
Natasha Estep, Deputy Clerk

Approved and signed by me this 22 day of May,

1994, at the hour of 9:45 o'clock P. A. M., E.S.T.

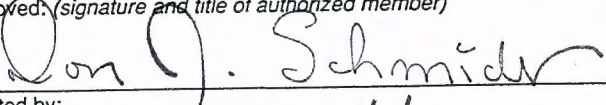
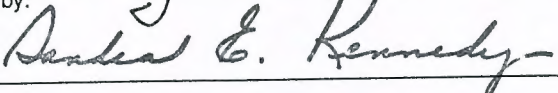
PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) 	Telephone number (219) 427-1208	Date signed (month, day, year) 4-26-94
Attested by: 	Designated body Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

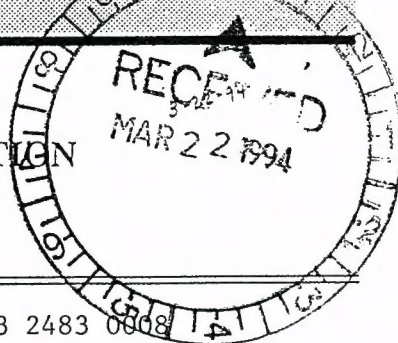
REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

FOR STAFF USE ONLY:

Declaratory Passed _____ 19____
 Confirmatory Passed _____ 19____
34 FT Jobs Currently
6 PT Jobs Currently
 \$ _____ Current Average Annual Salary

7 FT Jobs to be Created
2 PT Jobs to be Created
 \$ _____ Avg Annual Salary of all New Jobs
 _____ FT Jobs to be Retained
 _____ PT Jobs to be Retained
 \$ _____ Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

Real estate key no.: 93 2483 0001

(Check appropriate box[es] below)

☒ Real Estate Improvements Total cost of improvements: 363,525

☒ Personal Property (New Manufacturing Equipment) . . . Total cost of improvements: 558,436

TOTAL OF ABOVE IMPROVEMENTS: 921,961

GENERAL INFORMATION:

Applicant's name: HARRIS-KAYOT, INC. Telephone: 432-4555

Name of applicant's business: FORT WAYNE ANODIZING

Address of applicant: 2801 W. STATE BLVD.
FORT WAYNE, IN 46808

Address of property to be designated: 2535 WAYNE TRACE & 2214 ROY STREET

Name of business to be designated, if applicable: FORT WAYNE ANODIZING

Contact person:

Name: JIM POIRY, PRESIDENT/JERRY RUDA, VICE PRESIDENT Telephone: 432-4555

Address: 2801 W. State Blvd.
Fort Wayne, In 46808

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

Hardcoat Anodizing, which is an electro-chemical process which changes the surface
molecular structure of aluminum.

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Any improvements to this property are immediately appraised at less than half their cost,
because of the character of the surrounding neighborhood. This results in low loan
values which means that expansion in this area cannot be funded with very much borrowed
money.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: Metal structure and sided building of
21,600 square feet, built in four separate sections

Describe the condition of the structure(s) listed above: Roof joists, purlins and decking are badly
corroded in three older sections.

Describe improvements to be made to property to be designated: Construct new structure to envelope
the oldest three sections and dismantle old bldg.

Start and stop dates for project: May 1 - July 31, 1994

Current land assessment: \$ 9,360 Current improvements assessment: \$ 76,430

Current total real estate assessment: \$ 85,790

Most recent annual property tax bill on property to be designated: \$ 7,579.84

What is the anticipated first year tax savings attributable to this designation? \$ 10,700

How will you use these tax savings? To make other property improvements, and to fund
additional equipment purchases.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: See attached.

Equipment purchase start & stop dates: 12/93-4/94 Equipment installation start and stop dates: 3/21-4/29/94

Current personal property assessment: \$ 50,040 Most recent annual personal property tax bill: \$ 4,421.20

What is the anticipated first year tax savings attributable to this designation? \$ 6,500 How will you use these
tax savings? To help fund the anticipated future federally mandated pollution control
expenditures.

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 34 Full-time 0 Part-time Average annual salary of all: \$ 805,000 ^{\$} 23,616

Current annual area payroll: \$ _____

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 7 Full-time 2 Part-time Average annual salary of all: \$ 189,800 ^{\$} 23,725

Retained: 34 Full-time - Part-time Average annual salary of all: \$ 805,000 ^{\$} 23,616

When do you anticipate reaching the above levels of employment? After fifteen-months operations

Additional annual area payroll as a result of this project: \$ _____

Types of jobs to be created as a result of this project? Material handling, process controller,
parts loaders, salesman, secretary.

Annual salaries of all jobs to be created/retained from this project?

High \$ 24,000 Low \$ 9,840 Average \$ 21,090
21,868

ATTACHMENT TO ECONOMIC REVITALIZATION
AREA APPLICATION & STATEMENT OF BENEFITS

HARRIS-KAYOT, INC.

LISTING OF MANUFACTURING EQUIPMENT
FOR FORT WAYNE ANODIZING EXPANSION

<u>DESCRIPTION OF EQUIPMENT</u>	<u>\$ AMOUNT</u>	<u>PROJECTED START DATE</u>
Welded Plastic Processing tanks - various sizes (14 tanks total) (Approx. 17' long x 4' wide x 6' deep).	\$53,870	4/18
Processing Tank Put Safety Grates- Various sizes	\$15,000	4/25
Processing Cooling System - DSDA-116 Chiller	\$98,025	4/4
Electric Power Supply Rectifier -100 Volt D.C.; 4950 Amp.	\$43,780	4/4
Process Exhaust System	61,623	4/25
Fresh Air make up system	34,423	4/25
Water system - reverse osmosis	11,658	4/18
Air turbine for tank agitation	9,967	4/18
Nickel filter system for pollution control	4,180	4/18
Process steam system for hot rinse cycles	17,436	4/14
Finished parts dryer	24,640	5/2
Eye shower station for safety	4,375	5/2
Automatic crane system for parts processing- PC Controlled	117,360	3/22
System controls for crane system	9,703	3/31
Installation/hook-up	10,982	4/25
Miscellaneous	<u>11,414</u>	4/20
	528,436	
Tooling for Parts Processing	<u>30,000</u>	
TOTAL:	<u>\$558,436</u>	

All equipment for this project is being purchased new; no used equipment is being acquired.

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☐ Tuition Reimbursement

☒ Major Medical Plan

☒ Life Insurance

☒ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

☐ Anthony Wayne Services

☐ Benito Juarez Center

☐ Catholic Charities of Fort Wayne

☐ Community Action of Northeast Indiana, Inc.

☐ Fort Wayne Rescue Mission

☐ Fort Wayne Urban League, Inc.

☐ Fort Wayne Womens Bureau

☐ Indiana Department of Commerce

☐ Indiana Department of Public Welfare

☐ Indiana Dept of Employment & Training Services

☐ Indiana Institute of Technology

☐ Indiana Purdue University at Fort Wayne

☐ Indiana Vocational Rehabilitation Services

☐ IVY Tech

☐ JobWorks

☐ Lutheran Social Services, Inc.

☐ Wayne Township Trustee

EXHIBITS

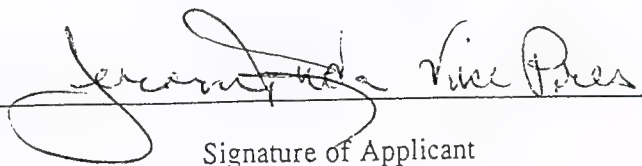
The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.


Signature of Applicant

Mar 22, 1994
Date

HARRIS-KAYOT, INC.

ECONOMIC REVITALIZATION AREA APPLICATION

EXHIBIT 1. - Legal description of property at 2535 Wayne Trace and
2214 Roy Street:

The legal description is:

Lots Numbered 1, 2, 3, 4, 5, 6, 7, and the South 12 feet of Lot Number 8 in Didrick's Addition to the City of Fort Wayne, according to the plat thereof recorded in Plat Record 6, page 99, in the Office of the Recorder of Allen County, Indiana.

Lot Number 9 and the North 26 feet of Lot Number 8 in Didrick's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 6, page 99, in the Office of the Recorder of Allen County, Indiana, and that portion of the vacated alley lying West of Lot Number 8 as vacated under General Ordinance G-10-86, City of Fort Wayne.

Also:

Those parts of Lots 1,2,3, and 4 MISSIONARY OUTLOTS AS recorded in Deed Record 104, page 329, lying Southwesterly of DIDRICK'S ADDITION as recorded in Plat Book 6, page 99, in the Office of the Recorder of Allen County, Indiana, described in Circuit Court Order Book 31, page 525; TOGETHER with part of the Southeast Quarter of Section 7, Township 30 North, Range 13 East, Allen County, Indiana, lying Southwesterly of the aforesaid Plat of MISSIONARY OUTLOTS and Northeasterly of the Northeasterly right-of-way line of Wayne Trace as established 40 feet wide and centered on the existing 26 foot pavement; ALL TOGETHER by metes and bounds described as follows, to-wit:

Commencing at the South corner of Lot 4 DIDRICK'S ADDITION; thence Southwesterly on the Northwesterly line of Roy Street, a distance of 44.35 feet, more or less, to the Northeast right-of-way line of Wayne Trace; thence Northwesterly by a deflection right of 98 degrees 20 minutes on the line aforesaid, a distance of 258.1 feet to a point on the projection Southwesterly of the Northwest line of said DIDRICK'S ADDITION; thence Northeasterly on the line aforesaid a distance of 6.6 feet to a pipe found at the West corner as established, of Lot 1 DIDRICK'S ADDITION; thence Southeasterly along the Southwesterly border of said DIDRICK'S ADDITION a distance of 255.0 feet, more or less, to the point of beginning, containing 6490 square feet, more or less.

Subject to the extension Southwesterly to Wayne Trace of the 12-foot alley as recorded in said DIDRICK'S ADDITION.

ALSO, the 12-foot Vacated alley lying Southeasterly of Lot 3 DIDRICK'S ADDITION, extending to the Northeasterly line of Wayne Trace, as described in and Vacated by General Ordinance No. G-10-86 City of Fort Wayne.



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Harris-Kayot, Inc.	
Address of taxpayer (street and number, city, state and ZIP code) 2801 W. State Blvd., Fort Wayne, In 46808	
Name of contact person James Poiry, President/ Jerry Ruda, Vice President	Telephone number (219) 432-4555

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Fort Wayne Common Council		Resolution number
Location of property 2535 Wayne Trace & 2214 Roy Street	County Allen	Taxing district
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) See Attached		Estimated starting date 3/21/94
		Estimated completion date 7/31/94

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 34	Salaries 805,000	Number retained 34	Salaries 805,000	Number additional 9	Salaries 189,800

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	363,177	85,790	455,213	45,880
Plus estimated values of proposed project	363,525	121,180	558,436	73,458
Less values of any property being replaced	115,408	19,830	--	--
Net estimated values upon completion of project	611,294	187,140	1,013,649	119,338

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Vice President	Date signed (month, day, year) 3/22/94

ATTACHMENT TO ECONOMIC REVITALIZATION
AREA APPLICATION & STATEMENT OF BENEFITS

HARRIS-KAYOT, INC.

LISTING OF MANUFACTURING EQUIPMENT
FOR FORT WAYNE ANODIZING EXPANSION

<u>DESCRIPTION OF EQUIPMENT</u>	<u>\$ AMOUNT</u>
Welded Plastic Processing tanks - various sizes (14 tanks total) (Approx. 17' long x 4' wide x 6' deep).	\$53,870
Processing Tank Put Safety Grates- Various sizes	\$15,000
Processing Cooling System - DSDA-116 Chiller	\$98,025
Electric Power Supply Rectifier -100 Volt D.C.; 4950 Amp.	\$43,780
Process Exhaust System	61,623
Fresh Air make up system	34,423
Water system - reverse osmosis	11,658
Air turbine for tank agitation	9,967
Nickel filter system for pollution control	4,180
Process steam system for hot rinse cycles	17,436
Finished parts dryer	24,640
Eye shower station for safety	4,375
Automatic crane system for parts processing- PC Controlled	117,360
System controls for crane system	9,703
Installation/hook-up	10,982
Miscellaneous	<u>11,414</u>
	528,436
Tooling for Parts Processing	<u>30,000</u>
TOTAL:	<u>\$558,436</u>

All equipment for this project is being purchased new

ATTACHMENT TO STATEMENT OF BENEFITS

HARRIS-KAYOT, INC.

The legal description is:

Lots Numbered 1, 2, 3, 4, 5, 6, 7, and the South 12 feet of Lot Number 8 in Didrick's Addition to the City of Fort Wayne, according to the plat thereof recorded in Plat Record 6, page 99, in the Office of the Recorder of Allen County, Indiana.

Lot Number 9 and the North 26 feet of Lot Number 8 in Didrick's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 6, page 99, in the Office of the Recorder of Allen County, Indiana, and that portion of the vacated alley lying West of Lot Number 8 as vacated under General Ordinance G-10-86, City of Fort Wayne.

Also:

Those parts of Lots 1,2,3, and 4 MISSIONARY OUTLOTS AS recorded in Deed Record 104, page 329, lying Southwesterly of DIDRICK'S ADDITION as recorded in Plat Book 6, page 99, in the Office of the Recorder of Allen County, Indiana, described in Circuit Court Order Book 31, page 525; TOGETHER with part of the Southeast Quarter of Section 7, Township 30 North, Range 13 East, Allen County, Indiana, lying Southwesterly of the aforesaid Plat of MISSIONARY OUTLOTS and Northeasterly of the Northeasterly right-of-way line of Wayne Trace as established 40 feet wide and centered on the existing 26 foot pavement; ALL TOGETHER by metes and bounds described as follows, to-wit:

Commencing at the South corner of Lot 4 DIDRICK'S ADDITION; thence Southwesterly on the Northwesterly line of Roy Street, a distance of 44.35 feet, more or less, to the Northeast right-of-way line of Wayne Trace; thence Northwesterly by a deflection right of 98 degrees 20 minutes on the line aforesaid, a distance of 258.1 feet to a point on the projection Southwesterly of the Northwest line of said DIDRICK'S ADDITION; thence Northeasterly on the line aforesaid a distance of 6.6 feet to a pipe found at the West corner as established, of Lot 1 DIDRICK'S ADDITION; thence Southeasterly along the Southwesterly border of said DIDRICK'S ADDITION a distance of 255.0 feet, more or less, to the point of

beginning, containing 6490 square feet, more or less.

Subject to the extension Southwesterly to Wayne Trace of the 12-foot alley as recorded in said DIDRICK'S ADDITION.

ALSO, the 12-foot Vacated alley lying Southeasterly of Lot 3 DIDRICK'S ADDITION, extending to the Northeasterly line of Wayne Trace, as described in and Vacated by General Ordinance No. G-10-86 City of Fort Wayne.

Description of real property improvements to Fort Wayne Anodizing facility at 2535 Wayne Trace, Fort Wayne, In.

Construct new free-span roof and walls around approximately 16,000 square feet of old building which has deteriorated to a point beyond repair.



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *K. A. Lee*
Economic Development Specialist, Department of Economic Development

DATE: April 26, 1994 *9-94-04-34*

SUBJECT: Real and Personal Property Tax Abatement Application dated March 22, 1994 for Fort Wayne Anodizing
Address: 2535 Wayne Trace & 2214 Roy Street, Fort Wayne, Indiana 46803

Background

Description of Product or Service Provided by Company: Fort Wayne Anodizing is a hardcoat anodizing, which is an electro-chemical process which changes the surface molecular structure of aluminum.

Description of Project: Fort Wayne Anodizing would like to construct a new structure to envelope the oldest three sections and dismantle old building. They would also like to purchase several pieces of equipment.

Average Annual Wage:	\$21,089	Total Project Cost:	\$921,961
Number of Full Time Jobs to be Created:	7	Councilmanic District:	1st
Number of Part Time Jobs to be Created:	2	Existing Zoning of Site:	M-3

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x__	Redevelopment Area:	Yes__ No_x__
Urban Enterprise Area:	Yes_x__ No__	Platted Industrial Park:	Yes__ No_x__

Effect of Passage of Tax Abatement

Will allow for the creation of 7 full and 2 part-time positions, which will consist of material handling, process controller, parts loaders, salesman, and a secretary.

Effect of Non-Passage of Tax Abatement

Project will not take place therefore resulting in 9 jobs not being created in the community.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to five (5) years for personal property and 10 years for real property.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

DIRECTOR: Elizabeth A. New

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Fort Wayne Anodizing is requesting a tax abatement to construct a new facility to envelope the oldest three sections of the existing structure and to dismantle the old building. They would also like to purchase several pieces of equipment.

EFFECT OF PASSAGE Will allow for the creation of 7 full and 2 part time jobs. Those jobs will consist of material handling, process controller, parts loaders, salesman, and a secretary.

EFFECT OF NON-PASSAGE Project will not take place therefore resulting in jobs not being created in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-04-34

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating "Economic
Revitalization Area" 2535 Wayne Trace & 2214 Roy Street (Fort Wayne
Anodizing)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<i>Archie Lunsey</i>	_____	_____	_____
<i>Samuel B. Talarico</i>	_____	_____	_____
<i>Don J. Schmidt</i>	_____	_____	_____
<i>Rebecca Perrie</i>	_____	_____	_____
<i>Cletus R. Edmonds</i>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 4-26-94

Sandra E. Kennedy
City Clerk